

016.A

0004

0054.2

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel
802,700 / 802,700

USE VALUE:

802,700 / 802,700

ASSESSED:

802,700 / 802,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
54	54A	MARY ST, ARLINGTON

OWNERSHIP

Owner 1:	MISHRA RICHA	Unit #:	2
Owner 2:	GUPTA MANISH		
Owner 3:			

Street 1: 54 MARY ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	ZHOU JIE -
Owner 2:	-

Street 1: 54 MARY ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1939, having primarily Vinyl Exterior and 1510 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrooms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	8339																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	802,700			802,700		419180
							GIS Ref
							GIS Ref
							Insp Date
							07/26/18

1 of 1

Residential

ARLINGTON

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802,700 / 802,700

USE VALUE:

802,700 / 802,700

ASSESSED:

802,700 / 802,700

Entered Lot Size	Parcel ID	016.A-0004-0054.2
		!16417!
		PRINT
	Date	Time
	12/11/20	06:01:12
		LAST REV
	Date	Time
	12/23/19	10:00:55
		danam
		16417
		ASR Map:
		Fact Dist:
		Reval Dist:
		Year:
		LandReason:
		BldReason:
		CivilDistrict:
		Ratio:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	791,100	0	.	791,100	791,100	Year End Roll	12/18/2019	
2019	102	FV	678,100	0	.	678,100	678,100	Year End Roll	1/3/2019	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.
ZHOU JIE,	71088-468	1	5/31/2018		850,000	No	No			
CARNEY JOHN A,	68787-327		1/20/2017		689,000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
7/18/2019	1108	Solar Pa	9,652	C					4/16/2019	SQ Returned	JO	Jenny O
									7/26/2018	Measured	DGM	D Mann
									3/21/2018	NEW CONDO	DGM	D Mann

Sign: VERIFICATION OF VISIT NOT DATA _____

